

Exhibit 300: Capital Asset Plan and Business Case Summary

Part I: Summary Information And Justification (All Capital Assets)

Section A: Overview (All Capital Assets)

1. Date of Submission: 2010-03-19 15:22:55

2. Agency: 023

3. Bureau: 05

4. Name of this Investment: System for Tracking and Administering Real Property (STAR)/Realty Services

5. Unique Project (Investment) Identifier: 023-05-01-08-01-1040-00

6. What kind of investment will this be in FY 2011?: Mixed Life Cycle

- Planning
- Full Acquisition
- Operations and Maintenance
- Mixed Life Cycle
- Multi-Agency Collaboration

7. What was the first budget year this investment was submitted to OMB? *

8. Provide a brief summary and justification for this investment, including a brief description of how this closes in part or in whole an identified agency performance gap; this description may include links to relevant information which should include relevant GAO reports, and links to relevant findings of independent audits.

The System for Tracking and Administering Real Property (STAR)/Realty Services is a mission-critical real property management and inventory system used by GSA Public Buildings Service (PBS) to support space management, revenue generation, and budgeting. STAR tracks the government's real property asset portfolio and stores inventory, billing, customer, and building data that supports the management of space and billing records. STAR manages PBS' real property inventory that consists of over 9,000 buildings and 350 million square feet of office and warehouse space and supports the billing of over \$8 billion a year in rent which generates over \$450 million in fees for GSA. As requirements and challenges continue to grow for meeting PBS' needs of managing building inventory information, it was realized through several independent studies that functionality associated with the current system will have difficulty meeting those needs moving forward. As such, the PBS CIO along with multiple business lines have established a process for replacing STAR under a proactive and customer-focused approach. This consists of continued operations of the existing STAR as a transaction processor with certain "must have" enhancements to support various government mandates, and the immediate commencement of requirements gathering activities for both the STAR replacement system and all of its interconnected and/or interfaced systems. PBS recently awarded a Firm-Fixed Price, performance-based contract for the design, development, testing, training, conversion, implementation, and operations & maintenance (O&M) of a system to replace the existing STAR. The new system is custom developed to produce a robust, user-friendly system that integrates into the existing system architecture, simplifies user administration and reporting, improves overall security and audit trails, and incorporates new technologies. Additional objectives are to simplify the user interface, reduce time to add or change features, open the system to data sharing and integration, and decrease O&M costs. Recent progress includes a direct data interchange between STAR and the Occupancy Agreement (OA) Tool, demonstrating the first operational implementation of PBS' SOA framework - eCommon. A further initiative is underway to link GSA's Spatial Data Management (SDM) System, eSmart, to the STAR replacement, incorporating floor plan data visualization capability.

- a. Provide here the date of any approved rebaselining within the past year, the date for the most recent (or planned) alternatives analysis for this investment, and whether this investment has a risk management plan and risk register.**

9. Did the Agency's Executive/Investment Committee approve this request? *

a. If "yes," what was the date of this approval? *

10. Contact information of Program/Project Manager?

- Name: *
- Phone Number: *
- Email: *

11. What project management qualifications does the Project Manager have? (per FAC-P/PM)? *

- Project manager has been validated according to FAC-PMPM or DAWIA criteria as qualified for this investment.
- Project manager qualifications according to FAC-P/PM or DAWIA criteria is under review for this investment.
- Project manager assigned to investment, but does not meet requirements according to FAC-P/OM or DAWIA criteria.
- Project manager assigned but qualification status review has not yet started.
- No project manager has yet been assigned to this investment.

12. If this investment is a financial management system, then please fill out the following as reported in the most recent financial systems inventory (FMSI):

Financial management system name(s)	System acronym	Unique Project Identifier (UPI) number
*	*	*

a. If this investment is a financial management system AND the investment is part of the core financial system then select the primary FFMIA compliance area that this investment addresses (choose only one): *

- computer system security requirement;
- internal control system requirement;
- core financial system requirement according to FSIO standards;
- Federal accounting standard;
- U.S. Government Standard General Ledger at the Transaction Level;
- this is a core financial system, but does not address a FFMIA compliance area;
- Not a core financial system; does not need to comply with FFMIA

Section B: Summary of Funding (Budget Authority for Capital Assets)

1.

Table 1: SUMMARY OF FUNDING FOR PROJECT PHASES (REPORTED IN MILLIONS) (Estimates for BY+1 and beyond are for planning purposes only and do not represent budget decisions)									
	PY1 and earlier	PY 2009	CY 2010	BY 2011	BY+1 2012	BY+2 2013	BY+3 2014	BY+4 and beyond	Total
Planning:	*	*	*	*	*	*	*	*	*
Acquisition:	*	*	*	*	*	*	*	*	*
Subtotal Planning & Acquisition:	*	*	*	*	*	*	*	*	*
Operations & Maintenance:	*	*	*	*	*	*	*	*	*
Disposition Costs (optional):	*	*	*	*	*	*	*	*	*
SUBTOTAL:	*	*	*	*	*	*	*	*	*
Government FTE Costs should not be included in the amounts provided above.									
Government FTE Costs	*	*	*	*	*	*	*	*	*
Number of FTE represented by Costs:	*	*	*	*	*	*	*	*	*
TOTAL(including FTE costs)	*	*	*	*	*	*	*	*	*

2. If the summary of funding has changed from the FY 2010 President's Budget request, briefly explain those changes:

*

Section C: Acquisition/Contract Strategy (All Capital Assets)

1.

Table 1: Contracts/Task Orders Table

Contract or Task Order Number	Type of Contract/Task Order (In accordance with FAR Part 16)	Has the contract been awarded (Y/N)	If so what is the date of the award? If not, what is the planned award date?	Start date of Contract/Task Order	End date of Contract/Task Order	Total Value of Contract/Task Order (M)	Is this an Interagency Acquisition? (Y/N)	Is it performance based? (Y/N)	Competitively awarded? (Y/N)	What, if any, alternative financing option is being used? (ESPC, UESC, EUL, N/A)	Is EVM in the contract? (Y/N)
(STAR/Realty Services estimated share of PBS Enterprise-wide IT Applications and Business Project Management Support Task Order) GSP0007CY0237-IDV-GS 35F0883R	Time and Materials (T&M) with a ceiling limit	Y	2007-08-24	2007-09-15	2012-09-14	\$1.1	*	*	*	*	*
(STAR Replacement) GST0809BP0002-IDV-GS 35F4674H	FFP for requirements, development, testing, conversion and implementation . T&M for enhancements and training.	Y	2009-06-05	2009-07-01	2014-06-30	\$39.3	*	*	*	*	*
(STAR and OA Billing Support) GS09Q08BH0028-IDV-GS 35F0319M	FFP	Y	2009-10-25	2009-10-25	2010-04-24	\$2.6	*	*	*	*	*
(eSMART) GSP0007CY0277-IDV-GS 35F0339J	FFP	Y	2007-09-30	2007-10-01	2011-09-30	\$1.2	*	*	*	*	*
(STAR and OA Billing Support) GS09Q08BH0028-IDV-GS 35F0319M	FFP - O&M and Help Desk support, and FFP - STAR enhancements (if/when Mod is executed for new enhancements; performed at pre-negotiated contractual labor categories and rates)	Y	2006-10-23	2006-10-25	2009-10-24	\$31.0	*	*	*	*	*

2. If earned value is not required or will not be a contract requirement for any of the contracts or task orders above, explain why:

*

3. Is there an acquisition plan which reflects the requirements of FAR Subpart 7.1 and has been approved in accordance with agency requirements? *

a. If "yes," what is the date? *

Section D: Performance Information (All Capital Assets)

Table 1: Performance Information Table

Fiscal Year	Strategic Goal(s) Supported	Measurement Area	Measurement Grouping	Measurement Indicator	Baseline	Target	Actual Results
2009	3.Best Value:Develop and deliver timely, accurate, and cost-effective acquisition services and business solutions.	*	*	Percentage of user calls resolved within standard time frame.	96% of calls resolved in 3, 2, and 1 business day(s) for High, Medium and Low complexity calls.	Maintain or improve 96% calls resolved in 3, 2, and 1 business day(s) for High, Medium and Low complexity calls.	Completed. 100% of calls resolved in 3, 2, and 1 business days for High, Medium and Low complexity calls.
2009	1.Stewardship:Lead Federal agencies in the economical/efficient management of Federal assets by spearheading effective policy development and by the exemplary mgmt of the buildings/ workplaces, motor vehicles, and personal property provide by GSA.	*	*	Achieve Government Wide Accounting (GWA) Phase I compliance mandated by OMB and Treasury.	Baseline metrics are currently not available for FY08.	Achieve 100% compliance of the Government Wide Accounting (GWA) Phase I requirements mandated by OMB and Treasury by Q4FY09	Achieved compliance of GWA phase I requirements with mulple application releases implemented in Nov. 2008.
2009	1.Stewardship:Lead Federal agencies in the economical/efficient management of Federal assets by spearheading effective policy development and by the exemplary mgmt of the buildings/ workplaces, motor vehicles, and personal property provide by GSA.	*	*	Compliance with PBS enterprise quality program (EQP).	100% compliance with PBS EQP process in FY08.	Maintain 100% compliance to EQP process for production releases.	Completed. Maintained 100% compliance to EQP process as of Q4 FY09.
2010	1.Stewardship:Lead Federal agencies in the economical/efficient management of Federal assets by spearheading effective policy development and by the exemplary	*	*	Compliance with PBS enterprise quality program (EQP).	100% compliance with PBS EQP process in FY08.	Maintain 100% compliance to EQP process for production releases.	Maintained 100% compliance to EQP process as of Q3 FY10. Progress will be reported quarterly.

Table 1: Performance Information Table

Fiscal Year	Strategic Goal(s) Supported	Measurement Area	Measurement Grouping	Measurement Indicator	Baseline	Target	Actual Results
	mgmt of the buildings/ workplaces, motor vehicles, and personal property provide by GSA.						
2011	1.Stewardship:Lead Federal agencies in the economical/efficient management of Federal assets by spearheading effective policy development and by the exemplary mgmt of the buildings/ workplaces, motor vehicles, and personal property provide by GSA.	*	*	Compliance with PBS enterprise quality program (EQP).	100% compliance with PBS EQP process in FY08.	Maintain 100% compliance to EQP process for production releases.	Actual results will be available in FY11.
2009	3.Best Value:Develop and deliver timely, accurate, and cost-effective acquisition services and business solutions.	*	*	Maintain full Certification and Accreditation (C&A).	Current C&A date of May 9, 2006.	Renew full security Certification and Accreditation (C&A) by May 2009.	Completed. STAR enclave C&A was renewed on 05/09/09.
2009	1.Stewardship:Lead Federal agencies in the economical/efficient management of Federal assets by spearheading effective policy development and by the exemplary mgmt of the buildings/ workplaces, motor vehicles, and personal property provide by GSA.	*	*	System and application availability.	Target system and application availability for FY08 is 95%.	Achieve system and application availability of 96% in FY09.	Completed. No unscheduled downtime reported. System and application availability were maintained at 100% as of Q4 FY09.
2010	1.Stewardship:Lead Federal agencies in the economical/efficient management of Federal assets by	*	*	System and application availability.	Target system and application availability for FY08 is 95%.	Achieve system and application availability of 97% in FY10.	No unscheduled downtime reported. System and application availability were maintained at 100% as of Q3

Table 1: Performance Information Table

Fiscal Year	Strategic Goal(s) Supported	Measurement Area	Measurement Grouping	Measurement Indicator	Baseline	Target	Actual Results
	spearheading effective policy development and by the exemplary mgmt of the buildings/ workplaces, motor vehicles, and personal property provide by GSA.						FY10. Progress will be reported quarterly.
2011	1.Stewardship:Lead Federal agencies in the economical/efficient management of Federal assets by spearheading effective policy development and by the exemplary mgmt of the buildings/ workplaces, motor vehicles, and personal property provide by GSA.	*	*	System and application availability.	Target system and application availability for FY08 is 95%.	Achieve system and application availability of 97% in FY10.	Actual results will be available in FY11.
2010	3.Best Value:Develop and deliver timely, accurate, and cost-effective acquisition services and business solutions.	*	*	Percentage of user calls resolved within standard time frame.	96% of calls resolved in 3, 2, and 1 business day(s) for High, Medium and Low complexity calls.	Increase to 97% calls resolved in 3, 2, and 1 business day(s) for High, Medium and Low complexity calls.	100% calls resolved in 3, 2, 1 business days for High, Medium and Low complexity calls as of Q3 FY10. Progress will be reported quarterly.
2011	3.Best Value:Develop and deliver timely, accurate, and cost-effective acquisition services and business solutions.	*	*	Percentage of user calls resolved within standard time frame.	96% of calls resolved in 3, 2, and 1 business day(s) for High, Medium and Low complexity calls.	Increase to 97% calls resolved in 3, 2, and 1 business day(s) for High, Medium and Low complexity calls.	Actual results will be available in FY11.
2010	3.Best Value:Develop and deliver timely, accurate, and cost-effective acquisition services and business solutions.	*	*	Maintain full compliance with FISMA requiremetns.	100% compliance with FISMA Requirements.	Maintain 100% compliance with FISMA Requirements.	Maintained 100% compliance with FISMA requirements as of Q3 FY10. Progress will be reported quarterly.
2011	3.Best Value:Develop and deliver	*	*	Maintain full compliance with FISMA	100% compliance with FISMA	Maintain 100% compliance with FISMA	Actual results will be available in FY11.

Table 1: Performance Information Table

Fiscal Year	Strategic Goal(s) Supported	Measurement Area	Measurement Grouping	Measurement Indicator	Baseline	Target	Actual Results
	timely, accurate, and cost-effective acquisition services and business solutions.			requiremetns.	Requirements.	Requirements.	
2011	1.Stewardship:Lead Federal agencies in the economical/efficient management of Federal assets by spearheading effective policy development and by the exemplary mgmt of the buildings/ workplaces, motor vehicles, and personal property provide by GSA.	*	*	Complete the Billing and Account Receiables (BAAR) Phase II/GWA IPAC implementation.	Baseline metrics are not available for FY11.	Complete the Billing and Account Receivables (BAAR) Phase II/GWA IPAC Phase II implementation	Actual results will be available in FY11.
2011	1.Stewardship:Lead Federal agencies in the economical/efficient management of Federal assets by spearheading effective policy development and by the exemplary mgmt of the buildings/ workplaces, motor vehicles, and personal property provide by GSA.	*	*	Install the Replacement STAR into production by the end of fiscal year FY11.	Baseline metrics are currently not available for FY11.	Achieve the goal of implementing Replacement of STAR into production by the end of fiscal year FY11.	Actual results will be available in FY11.
2011	1.Stewardship:Lead Federal agencies in the economical/efficient management of Federal assets by spearheading effective policy development and by the exemplary mgmt of the buildings/ workplaces, motor vehicles, and personal property provide by GSA.	*	*	Complete the Certification and Accreditation of Replacement STAR along with the Authorization to Operate prior to implement this application into production.	Baseline metrics are currently not available for FY11.	Achieve the goal of completing the Certification and Accreditation of Replacement STAR along with the Authorization to Operate prior to implement this application into production.	Actual results will be available in FY11.

Table 1: Performance Information Table

Fiscal Year	Strategic Goal(s) Supported	Measurement Area	Measurement Grouping	Measurement Indicator	Baseline	Target	Actual Results
2010	1.Stewardship:Lead Federal agencies in the economical/efficient management of Federal assets by spearheading effective policy development and by the exemplary mgmt of the buildings/workplaces, motor vehicles, and personal property provide by GSA.	*	*	Development and submission of REXUS, aka STAR Replacement BETA I requirements and prototype.	Baseline metrics are currently not available for FY10.	Finalization of REXUS BETA I requirements and prototype.	Completed. 2 iterations of the BETA 1 requirements and prototype have been delivered and stored in CM repository.

Part II: Planning, Acquisition And Performance Information

Section A: Cost and Schedule Performance (All Capital Assets)

1. Comparison of Actual Work Completed and Actual Costs to Current Approved Baseline								
Description of Milestones	Planned Cost (\$M)	Actual Cost (\$M)	Planned Start Date	Actual Start Date	Planned Completion Date	Actual Completion Date	Planned Percent Complete	Actual Percent Complete
FY06 STAR DME	\$1.1	\$1.3	2005-10-01	2005-10-01	2006-09-30	2006-09-30	100.00%	100.00%
FY09 STAR DME	\$1.9	\$1.9	2008-10-01	2008-10-01	2009-10-08	2009-10-08	100.00%	100.00%
FY08 STAR O&M	\$5.4	\$5.4	2007-10-01	2007-10-01	2008-09-30	2008-09-30	100.00%	100.00%
FY06 STAR O&M	\$11.0	\$10.8	2005-10-01	2005-10-01	2006-09-30	2006-09-30	100.00%	100.00%
FY07 STAR DME	\$4.6	\$4.5	2006-10-01	2006-10-01	2009-03-28	2009-03-28	100.00%	100.00%
FY10 STAR O&M	\$10.2	\$5.8	2009-10-01	2009-10-01	2011-04-24		58.00%	57.00%
FY16 STAR O&M	*	*	2015-10-01		2016-09-30		0.00%	0.00%
FY11 STAR O&M	*	*	2010-10-01		2011-09-30		0.00%	0.00%
FY15 STAR O&M	*	*	2014-10-01		2015-09-30		0.00%	0.00%
FY14 STAR DME	*	*	2013-10-01		2014-09-30		0.00%	0.00%
FY09 STAR O&M	\$10.3	\$10.3	2008-10-01	2008-10-01	2009-10-19	2009-10-19	100.00%	100.00%
FY12 STAR O&M	*	*	2011-10-01		2012-09-30		0.00%	0.00%
FY11 STAR DME	*	*	2010-10-01		2011-09-30		0.00%	0.00%
FY 2005 and prior STAR	\$46.6	\$46.6	2002-10-01	2002-10-01	2005-09-30	2005-09-30	100.00%	100.00%
FY14 STAR O&M	*	*	2013-10-01		2014-09-30		0.00%	0.00%
FY07 STAR O&M	\$6.3	\$6.3	2006-10-01	2006-10-01	2007-09-30	2007-09-30	100.00%	100.00%
FY13 STAR O&M	*	*	2012-10-01		2013-09-30		0.00%	0.00%
FY08 STAR DME	\$0.3	\$0.3	2007-10-01	2007-10-01	2008-09-30	2008-09-30	100.00%	100.00%
FY10 STAR DME	\$17.5	\$7.8	2009-10-01	2009-10-01	2011-06-30		45.00%	45.00%
FY16 STAR DME	*	*	2015-10-01		2016-09-30		0.00%	0.00%
FY12 STAR DME	*	*	2011-10-01		2012-09-30		0.00%	0.00%
FY15 STAR DME	*	*	2014-10-01		2015-09-30		0.00%	0.00%
FY13 STAR DME	*	*	2012-10-01		2013-09-30		0.00%	0.00%

* - Indicates data is redacted.